

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF PENNSYLVANIA

FILED
11/21/22 12:58 pm
CLERK
U.S. BANKRUPTCY
COURT - WDPA

IN RE:

KEITH A. PIERCE,

Debtor

KEITH A. PIERCE,

Movant

v.

NO RESPONDENT

CHAPTER 13

CASE NO. 22-10434 GLT

Related to Doc. No. 18

ORDER APPROVING RETENTION OF REALTOR / BROKER
AND APPROVING LISTING AGREEMENT

AND NOW upon consideration of the APPLICATION TO EMPLOY REALTOR / BROKER AND APPROVE LISTING AGREEMENT, (the "Application") filed at Doc. No. [18], it is hereby ORDERED, ADJUDGED and DECREED as follows:

- (1) The Application is hereby approved as of the date the Application was filed.
- (2) MARY MAGORIEN of HOWARD HANNA REAL ESTATE SERVICES is hereby appointed as Realtor for the Debtor(s) in this bankruptcy proceeding pursuant to the terms described in the Listing Agreement attached to the Application for the purpose of acting as the Debtor's agent in connection with the sale of real estate located at 6153 WEST RIDGE ROAD, ERIE, PA 16506 - ERIE COUNTY ASSESSMENT NOS. 21-058-082.0-013.00 AND 21-058-082.0-015.01 and 1352 WEST 10TH STREET, ERIE, PA 16502 - ERIE COUNTY ASSESSMENT NO. 16-030-061.0-131.00.

A realtor commission in the amount of 5 % on the sale price is tentatively approved, subject to final court order.
- (3) Professional persons or entities performing services in this case are advised that approval of fees for professional services will be based on other factors as well, including results accomplished, the time and labor reasonably required by the applicant to perform the task(s) involved, the customary fee for similar services, the time limitations imposed by the retention or the circumstances encountered while performing the services, the relationship of the services, if any, to the ultimate bid amount for the subject property, and the extent and nature of awards in similar cases.
- (4) The approval of any application for appointment of a professional in which certain fees are requested is not an agreement by the Court to allow such fees in the requested amount. Final compensation, as awarded by the Court after notice and hearing, may be more or less than the requested amount based on application of the above criteria.
- (5) **Applicant shall serve the within Order on all interested parties and file a certificate of service.**

Prepared by: Stephen Hutzelman, Esq.

DEFAULT ENTRY

Dated: November 21, 2022



Gregory L. Taddonio jlm

Chief United States Bankruptcy Judge

In re:
Keith A. Pierce
Debtor

Case No. 22-10434-GLT
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0315-1
Date Rcvd: Nov 21, 2022

User: auto
Form ID: pdf900

Page 1 of 1
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Nov 23, 2022:

Recip ID	Recipient Name and Address
db	+ Keith A. Pierce, 1748 Clifford Dr., Erie, PA 16505-2806

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Nov 23, 2022

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on November 21, 2022 at the address(es) listed below:

Name	Email Address
Brian Nicholas	on behalf of Creditor PNC BANK NATIONAL ASSOCIATION bnicholas@kmlawgroup.com
Maribeth Thomas	on behalf of Creditor PNC BANK NATIONAL ASSOCIATION mthomas@tuckerlaw.com, maribeth.thomas@gmail.com
Office of the United States Trustee	ustregion03.pi.ecf@usdoj.gov
Ronda J. Winnecour	cmecf@chapter13trusteedpa.com
Stephen H. Hutzelman	on behalf of Debtor Keith A. Pierce stephen@hh-legal.com shutzelman@ecf.inforuptcy.com;ann@hh-legal.com

TOTAL: 5